



August 6, 2002

Deirdre Clark, Staff Planner  
Fauquier County Department of Community Development  
40 Culpeper Street, 3rd Floor  
Warrenton, Virginia 20186

RE: Wooded Run Estates, PP02-S-17  
Resubmission for August Planning Commission Meeting

Dear Mrs. ~~Clark~~: *Deirdre*

Attached please find ten (10) revised copies of the preliminary plan for Wooded Run Estates. The plan has been revised based on comments in your June 27, 2002, Staff Report to the Planning Commission and our July 23 and 31, 2002, meetings with Christer Carshult, County Engineer and Danny Hatch, County Soil Scientist. To follow, please find a discussion of changes made to the preliminary plan to aid in your review.

Layout/Revised Lot Configuration

The revised lot yield has been reduced from 57 lots to 55 lots. We received updated soils information from our Soils Scientist on June 26, 2002, as the result of a June 24, 2002, field review with Danny Hatch. Layout revisions were requested by County Staff to remove lots from an area with rock outcroppings and shallow to rock soils which have questionable drainfield potential. The road layout and lots have been reconfigured to place that area into open space. This layout allows for a continuous central open space area for use by the entire development. It also appears each lot has enough suitable soil to support conventional drainfield systems.

Other lots were reconfigured (Lots 40/41, 32/33, and 26) to address potential drainage issues raised in the last staff report.

The revised layout does present a block length problem as the length of Wooded Run Drive from the intersection of Old Busthead Road to Cotswold Way is approximately 2,400 feet. The solution to the problem is to 1) request a waiver or 2) add an additional street. The addition of a street to resolve the problem is undesirable as 1) the road would have to cut through the open space area which County Staff requested be preserved; 2) the road would create additional impervious area which is unnecessary as all lot shown currently have adequate frontage on proposed public streets; and 3) the road would be extremely difficult to build as it would require significant cut through the proposed open space. We therefore would like the block length requirement waived for this section of Wooded Run Drive.

One additional change has been made since our July 31, 2002, meeting. We discussed this change with you and Christer (on separate occasions) prior to finalizing the preliminary plan. The previous plan showed an interparcel connection with the Oliver residue property. We have revised the plan in that area to include an additional lot (Lot 43) on the interparcel connector (Rosedale Farm Drive) so this section of roadway would be eligible for acceptance by VDOT into their system (i.e. must serve 3 occupied dwellings). In exchange we dropped a lot questioned by Danny in our last meeting. We have placed a notes on Sheet 4 of 6 stating Lots 42, 43, and 44 must access from Rosedale Farm Drive and proper signage shall be placed at the temporary turn around stating the road will extend with future

August 6, 2002  
Mrs. Deirdre Clark  
Wooded Run Estates

development. This solution avoids future problems with road construction as the road will be constructed to the property line and will meet VDOT's street acceptance requirements. We have also projected the centerline and right-of-way for three hundred feet (300') across the property line for your information. The final construction plans will profile the road across the property line to ensure constructability.

We hope we have addressed all issues adequately. If you should have any questions or require additional information, please do not hesitate to call at 347-9191 or by e-mail at [apritchard@carsonharris.com](mailto:apritchard@carsonharris.com).

Sincerely,  
Carson, Harris & Associates, LLC



By: Amy L. Pritchard